

FINDINGS - EXHIBIT A
HITACHI Zosen INOVA USA, LLC – DRC2015-00122

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 21, 2016 for this project. Mitigation measures are proposed to address Air Quality, Geology and Soils, Hazards/Hazardous Materials, Transportation/Circulation, and Water/Hydrology and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because Commercial Composting (Ag Processing) is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the anaerobic digester plant does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the anaerobic digester is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Santa Fe Road, a local road constructed to a level able to handle any additional traffic associated with the project.

Article 4 Exception

- G. Modification of Land Use Ordinance Section 22.30.070.D.3.c. to allow setbacks less than 200 feet from the left and rear property lines is justified because specific conditions of the site make the standard unnecessary. The location of an existing drainage channel (east-west) through the middle of the site and the current location of the existing building proposed to be utilized for this project make it impractical to locate the plant 200 feet from all property lines. Additionally, the rear property line abuts a vacant/undeveloped County-owned parcel that is utilized as a drainage detention basin for the airport, and the left property line neighbors two Industrial properties, making it unnecessary to be located 200 feet from the property line.

ATTACHMENT 01

- F. Modification of Land Use Ordinance Section 22.20.060.A.1 to allow up to four (4) wall signs of 320 square-feet each. The standard is in effective because though the proposed site has two public entrances, the structure is visible on all four sides from both public roads and the airport. Additionally, the structure will be 49,128 square-feet and 40 to 47 feet tall at build-out. The requested modification to the sign standards will allow for signs more in proportion to the structure.